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AMENDMENT 81-01

THREE RIVERS

LAND USE



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Approved: Tulare County Planning Commission
Resolution 5661 - June 3, 1981

Adopted: Tulare County Board of Supervisors
Resolution 81-1873 - September 29, 1981

AMENDMENT TO THE
TULARE COUNTY AREA GENERAL PLAN
LAND USE ELEMENT
DENSITY BONUS, THREE RIVERS COMMUNITY PLAN
THREE RIVERS
GPA 81-01

I. INTRODUCTION

This document repeals the density bonus features, other than that required by State Planning Law (Government Code Section 65915) for housing for low and moderate income people, as set forth in the 1980 Three Rivers Community Plan for Planned Unit Developments (PUD's).

II. SUPERCEDURE

This amendment supercedes the 1980 adopted Three Rivers Community Plan text GPA 80-1, page 34 to the limited extent of deleting that portion of the text dealing with density bonuses for PUD's.

III. MODIFICATION TO ADOPTED ELEMENT

Subsection 3 of the Section entitled "PLANNED UNIT DEVELOPMENTS (PUD)" in Chapter V of the Three Rivers Community Plan is hereby amended to read as follows:

3. Density Bonus for Low and Moderate Income Households:

Normally, for projects approved under the Planned Unit Development process, lot areas for residential dwellings are reduced and the increase in residential densities is offset by compensating open space. The overall permitted density under the General Plan and Zoning Ordinance are usually not increased; thus, the process essentially equates to a density transfer within the PUD site.

However, in order to encourage housing development for persons and families of low or moderate income, the Planning Commission may approve density bonuses which exceed the densities as shown on the Land Use Plan for planned unit developments incorporating at least 25% of the total units in the PUD for persons and families of low or moderate income. Such density bonuses shall be at least 25% of the permitted density shown on the Land Use Plan, in accordance with Section 65915 et seq of the Government Code of the State of California.

If it is determined that on-site physical limitations or other factors make it infeasible to grant such a density bonus for qualified projects, the County shall offer other incentives to the developer as required by the Government Code.

Any qualified project approved for a density bonus or granted other incentives pursuant to this policy shall be enforceably restricted in such a manner as will assure that the low or moderate income housing remains available at levels affordable to low and moderate income persons and families for a specific period of time.



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